

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 NANDEWAR STREET CLYDE NORTH VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$759,000

&

\$819,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Clyde North

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 KEPLER STREET CLYDE NORTH VIC 3978	\$795,000	17-Oct-25
4 THULIAN STREET CLYDE NORTH VIC 3978	\$778,000	08-Apr-26
8 VESNA AVENUE CLYDE NORTH VIC 3978	\$810,000	18-Mar-26

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 April 2026

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**5 KEPLER STREET CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price **\$795,000** Sold Date **17-Oct-25**

Distance **2.25km**



**4 THULIAN STREET CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price <sup>RS</sup> **\$778,000** Sold Date **08-Apr-26**

Distance **2.74km**



**8 VESNA AVENUE CLYDE NORTH  
VIC 3978**

4 2 2

Sold Price <sup>RS</sup> **\$810,000** Sold Date **18-Mar-26**

Distance **2.82km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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